

Jardinette Apartments (HCM 390)

5128 Marathon St.

Mills Act Historical Property Contract

Update Presentation to
Cultural Heritage Commission
21 Sept 2023

Architects: Richard Neutra with Rudolf Schindler
Built: 1928

Owner: Neutra Jardinette on Marathon Qoz, LLC
Cameron Hassid

Consultant Team:

modern resources
research rehabilitation restoration

JSA.LA
JUNE STREET ARCHITECTURE

Construction History



Permit pulled Sept. 24, 1927. Valuation \$105,100.

Owner: Joseph H. Miller, ambitious New York developer.
Five "Ultra Modern Luxe" apartments designed, only Jardinette realized.

Note "blue" building on Sanborn Fire Insurance Map, defining the Jardinette as the sole concrete building amidst wood-framed (yellow) and brick (pink) buildings.

Construction History



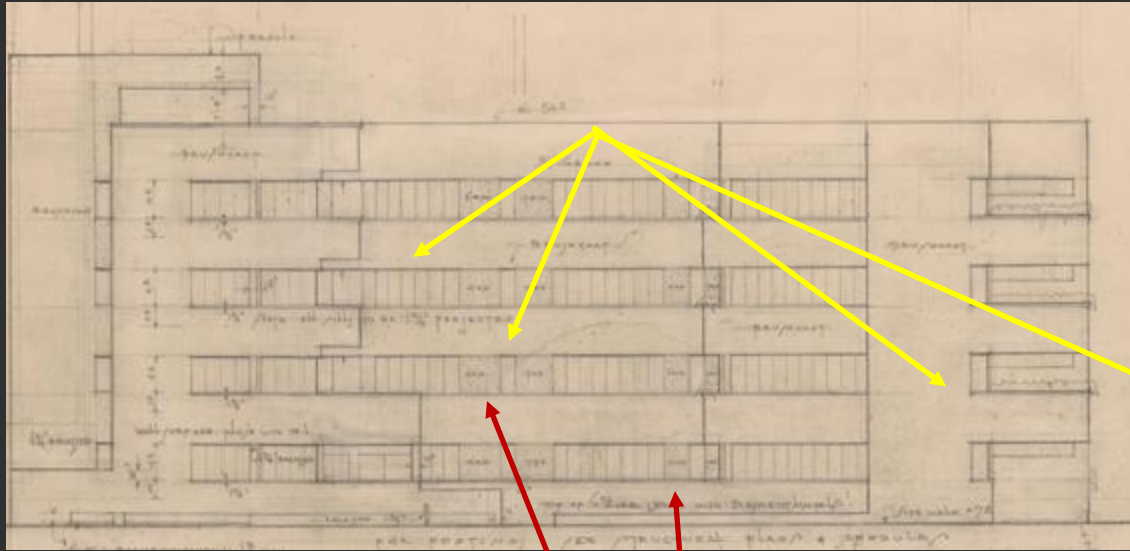
1928. Building finished, left,
and painted, below.

Snapshots by Walter Gropius,
director of the Bauhaus, on trip to LA



Gardens for 'Cliff Dwellers!'
ANTS in Garden Apartment
use, Marathon and Manhattan,
gardens on their own balconies.
RICHARD J. NEUTRA designed and
built this unusual apartment
house, which is owned by T. H. Miller.

Character Defining Features – Building Envelope – Concrete Texture as Ornament

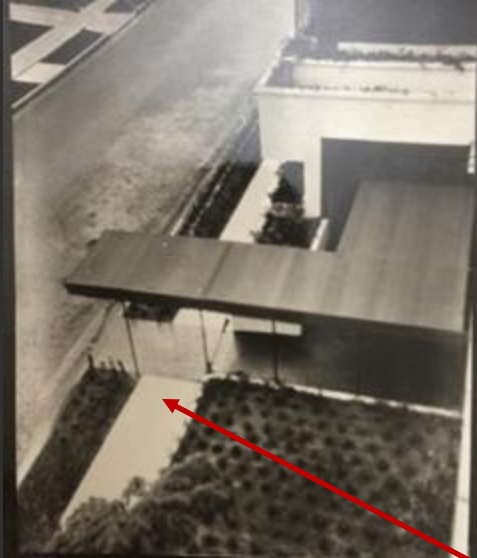


Board-formed Concrete,
“Brush Coat” Paint



Textured Concrete Finish

Character Defining Features – Building Envelope – Concrete



Feature: a “reveal”
(incised recessed line)



Feature: Red-stained concrete. Sidewalk, benches, outdoor portico, fire escape stairs, interior lobby, where it is smooth and embellished



Feature: projecting string course, two broken off



Character Defining Features – Building Envelope – Steel Windows



Hand-drawn site plan of the 1907-1908 plan for the 10th St. School. The plan shows a large rectangular building with a central courtyard. The courtyard is labeled "GARDEN - COOK" and contains a "TOWER" and a "CIRCULAR CURB". The building has several rooms, including a "LAWYER" room, a "LAWYER" room, a "LAWYER" room, and a "LAWYER" room. The plan also shows a "LAWYER" room, a "LAWYER" room, a "LAWYER" room, and a "LAWYER" room. The plan is dated "1907-1908" and "10th St. School".

A photograph of a modern, multi-story building with a prominent white, angular facade and large glass windows, viewed from an elevated angle. The building features a series of horizontal white bands and dark-framed windows. A small, white, box-like structure is visible on the roof. The surrounding area includes a paved plaza and some distant trees under a clear sky.

Re-greening the building, named the “Little Garden,” is an important part of rehabilitation.

Character Defining Features – Building Envelope – Steel Windows



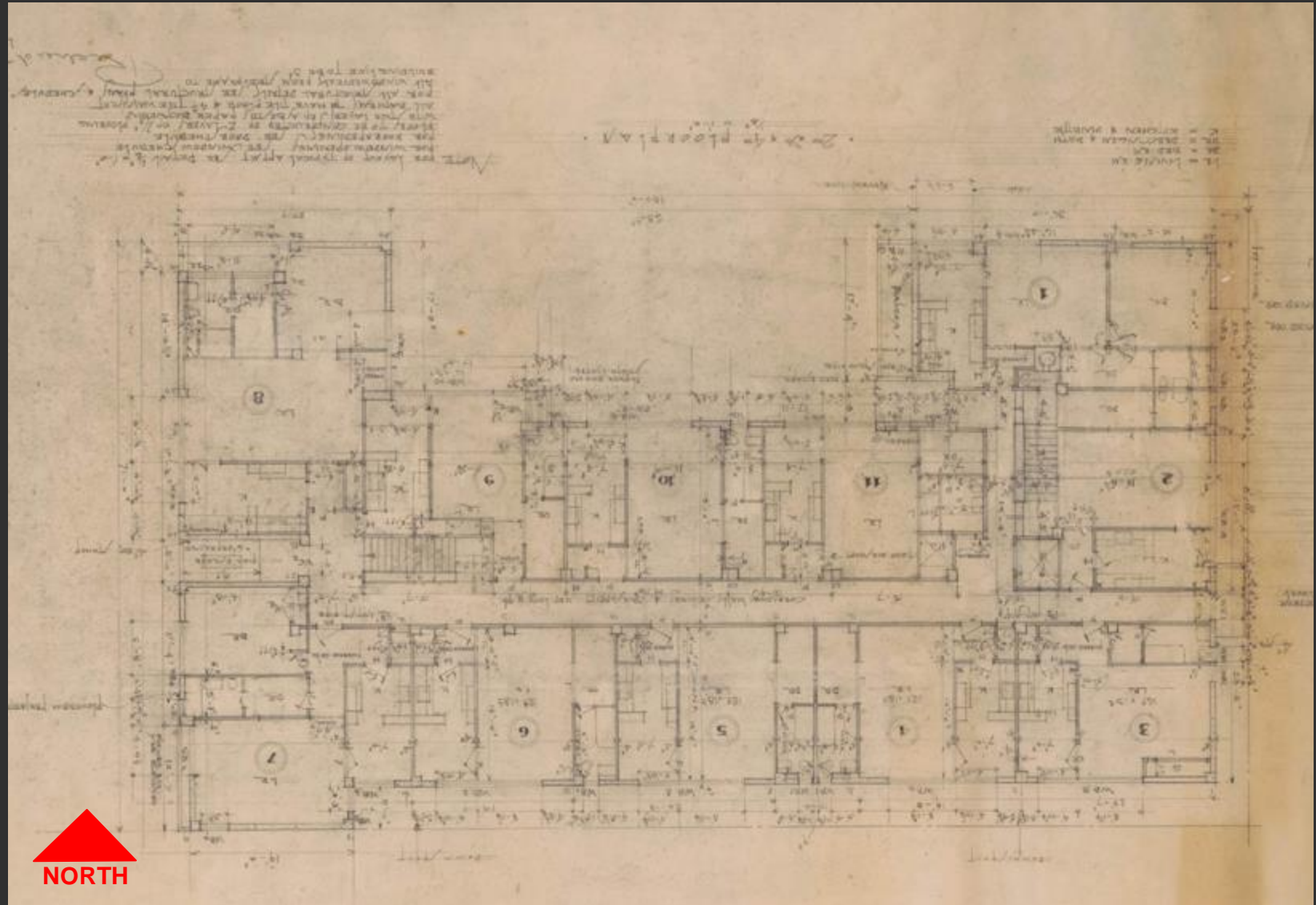
Left: on this one (west) façade:
4 original windows intact
28 demolished

Entire Building:
527 windows total
158 intact
369 demolished

Right: Only the outline of the original windows remains.



Character Defining Feature – Spatial Layout

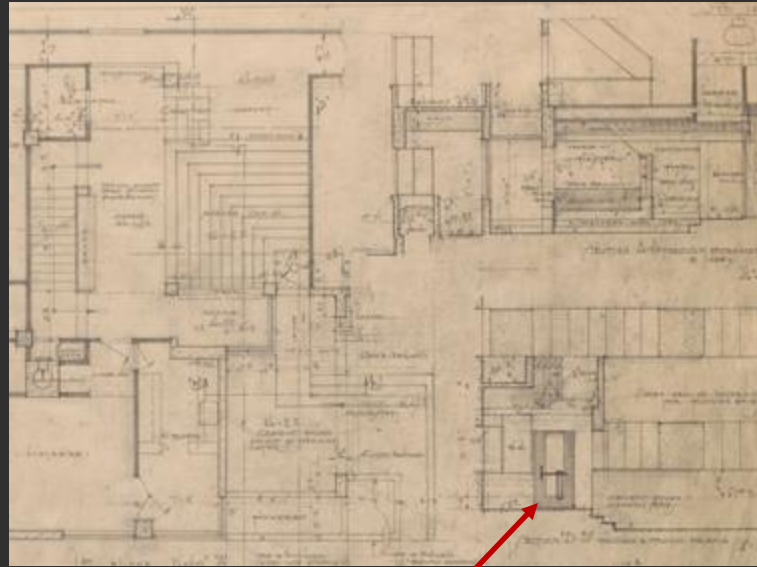


Original Neutra Construction Document Excerpt

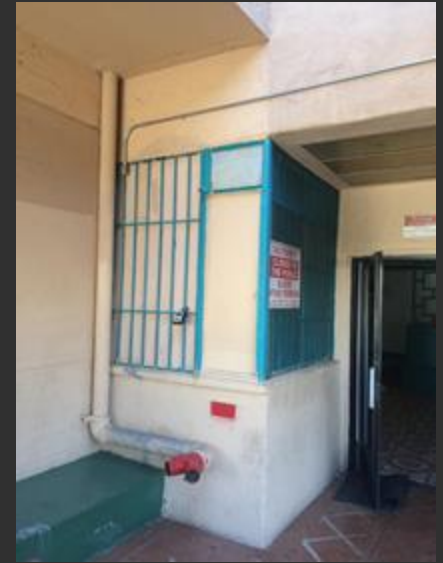
Character Defining Feature – Entrance to Lobby



1928

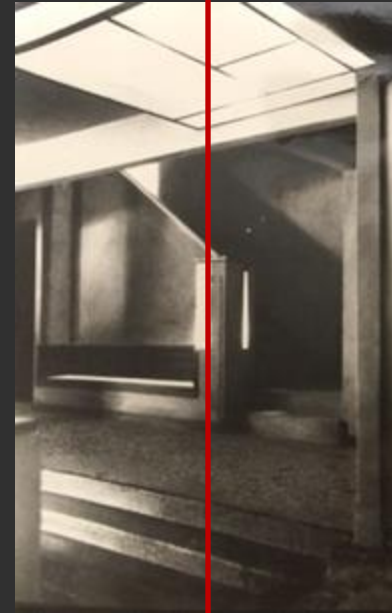


Black Lacquer and glass
Lobby Door



2017

Character Defining Feature – Interior – Lobby



Left: West wall
Right: East wall.
Above with open
staircase, bench,
light fixtures.
Below: enclosed
staircase and
mailbox wall.



Character Defining Feature – Hallways



Texture in Hallway

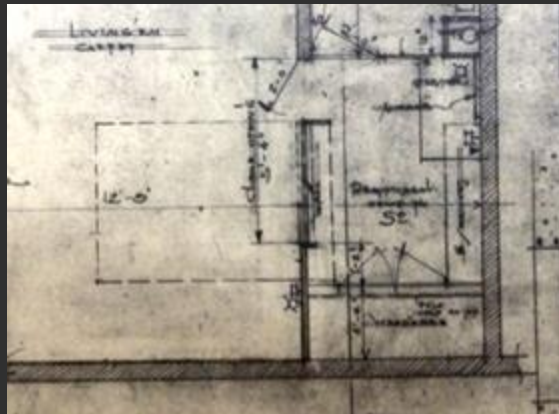
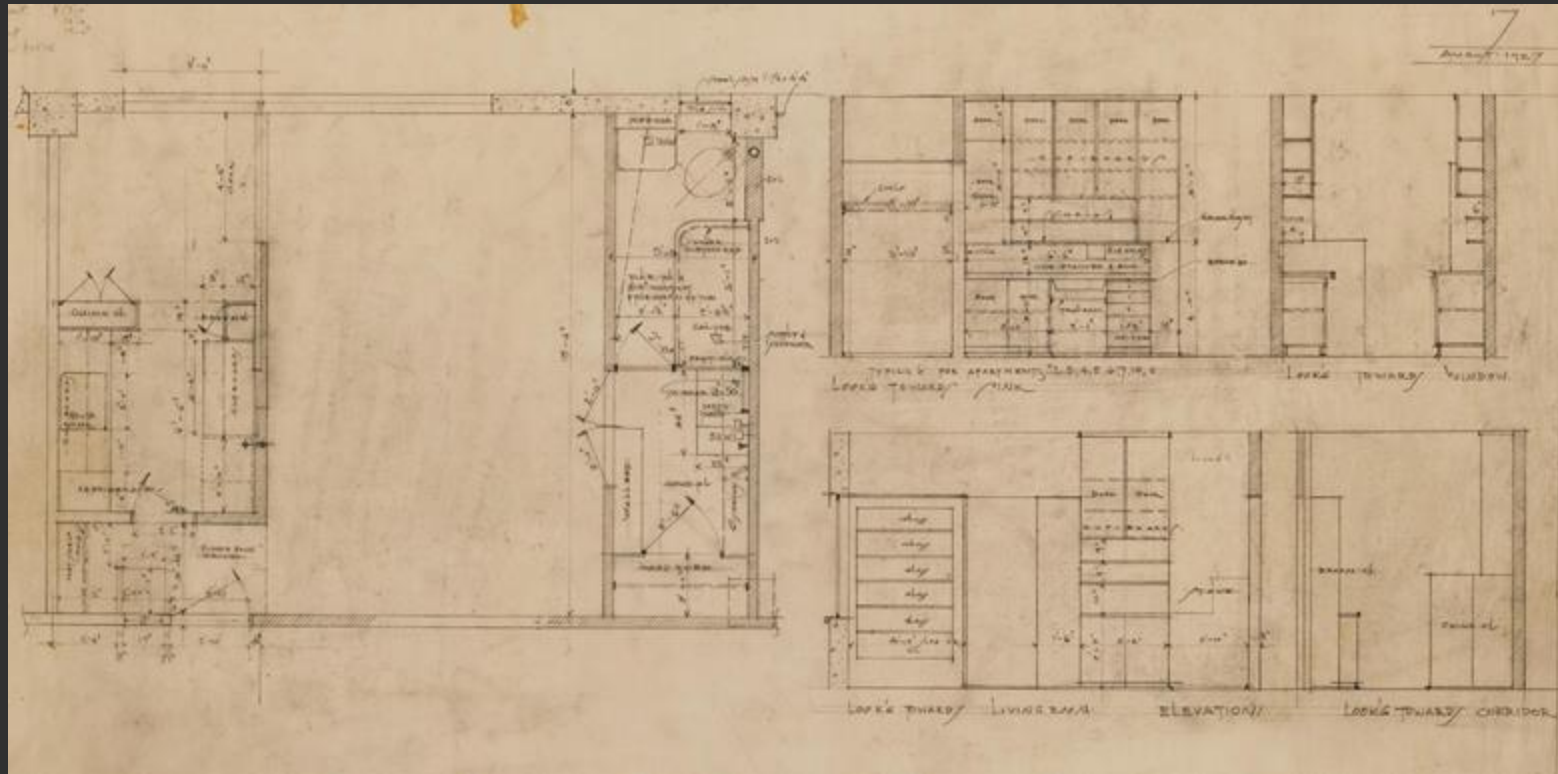
Texture, projecting string course

Just as the exterior, texture is used in the hallways and in the units to animate the surface at little cost.



Texture in Units

Character Defining Features – Interior – Units



Spatial layout – key to Neutra's exploitation of space and yet providing dignity of private and public path of travel – even in this small apartment!

Character Defining Features – Interior – Units - Kitchens



Character Defining Features – Interior – Units – Bathrooms



Subway tile, accessories, bathtub, hex tile floor, doors and window-backed shelving unit with TRANSLUCENT GLASS

Scope of Work: Exterior



Remove all non-original windows and replace with new to match existing original

Assess condition of existing concrete, patch / repair where required by new work or existing deficiencies

Restore existing original windows

Repaint entire exterior, matching original colors as closely as possible.

Restore ability for tenants to place plant material on balconies

Scope of Work: Exterior 2023 UPDATE



Original windows are intended to be restored as planned.

New steel windows to match existing as closely as possible, mocked up and approved by OHR, have been ordered for the entire front facade and are now in production, due to be delivered at the end of November 2023. Possible alternated for other facades to be discussed with OHR in near future.

Scope of Work: Exterior - Landscape



New plant material TBD, will be drought tolerant and colorful – HSR mentions Lantana as possible solution



Remove non-original plant material (all trees and ground cover)

Address waterproofing at building to ensure plant material does not damage the building shell

Scope of Work – Systems MEP (Mechanical HVAC)

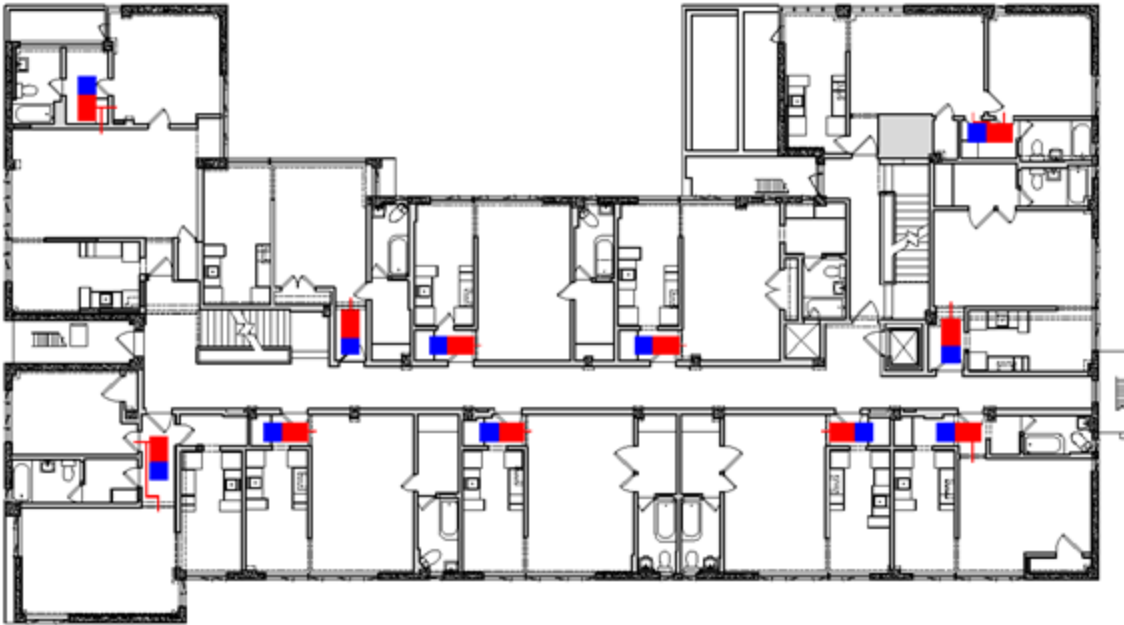
2017

The Mechanical systems will completely upgraded.

A “mini-split” system will provide both heating and cooling in each unit. The mini-split (shown in plan in RED, return air in BLUE) will be located in the deep soffit at the entry to each unit. This lowered volume, now empty, was an original design element. Air will then be ducted into the main living space.

These units require no central ducting system, and are fed refrigerant through condensate lines in the wall and ceiling connected to condensers on the roof, and heat via electricity, run in the walls.

Kitchen ventilation will use the existing in-wall ducting system with new, larger ducts.



Diagrammatic plan showing partial mechanical system

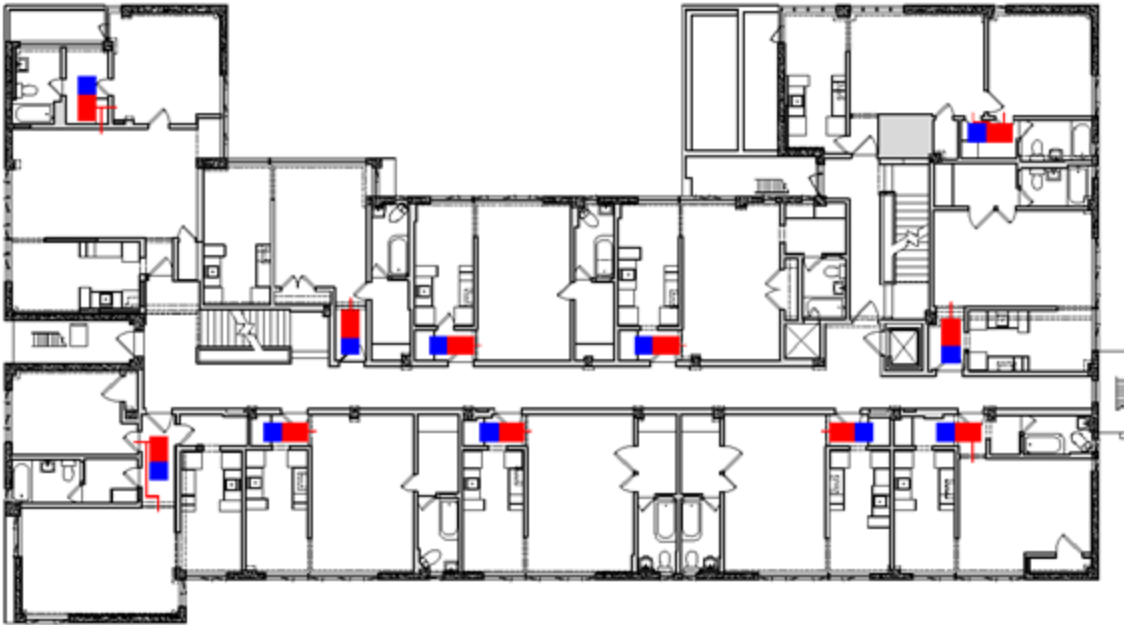
Scope of Work – Systems MEP (Mechanical HVAC)

2023 UPDATE:

This scope has not been completed but the plan remains unchanged.

Due to the electrical loading requirements, gas wall heaters were significantly explored, but the final decision was to retain the original scope of work.

This scope will be completed when the proposed Unit modifications due to ADA are approved.



Diagrammatic plan showing partial mechanical system

Scope of Work: Building Systems – Plumbing, Electrical, Fire Suppression

2017

Plumbing:

Building will be fully re-piped to serve fixtures in their original locations. All piping, with the exception of waste lines, will be concealed in-wall.

New hot water tanks will replace existing boiler system.

Existing gas service and lines will be modified to serve new locations.

Electrical:

Electrical service will be upgraded. A new transformer will be installed.

Building to be rewired to serve existing and new outlet / lighting locations.

Lighting scheme will adopt historic precedent with wall sconces and surface mount ceiling fixtures. No recessed lighting.

Addition of pre-wire for internet / TV service.

Fire Suppression:

The fire sprinkler system needs to be upgraded to current code to allow for removal of stair shaft enclosures. The existing system will be modified to comply.

All pipes will be mounted outboard of the ceiling.

Exit alarms and strobes will be added.

Egress:

Existing fire escapes are not needed for building egress, but will be restored to proper working order, in the event that someone uses them in an emergency.

Scope of Work: Building Systems – Plumbing, Electrical, Fire Suppression

2023 UPDATE

Plumbing:

-Piping is on hold due to proposed Unit modifications for ADA. Copper piping will be installed last in order to prevent possible theft.

-Boiler system full replacement is in progress.

-Gas meter will be approved when current scope of work is finalized. Due to EBEWE Ordinance, we are trying to reduce gas loading.

Electrical:

-Electrical service will be upgraded to 1200A. A transformer vault was approved by DWP and installed in June 2021.

-Rough wiring was installed throughout much of the building before vandals cut many of them, forcing them to be replaced.

-Further work on hold due to proposed Unit modifications for ADA.

Fire Suppression:

-Sprinklers have been installed in order to comply with NFPA13.

-Work has not been 100% completed due to proposed Unit modifications due to ADA.

-Water meters have been upgraded to account for increased supply for fire suppression system.

-Fire Alarm system is in plan check with Fire Dept.

Egress:

Fire escapes have not been upgraded at this time.

Scope of Work: Building Systems – Plumbing, Electrical, Fire Suppression

2023 UPDATE



DWP transformer
vault, fully installed

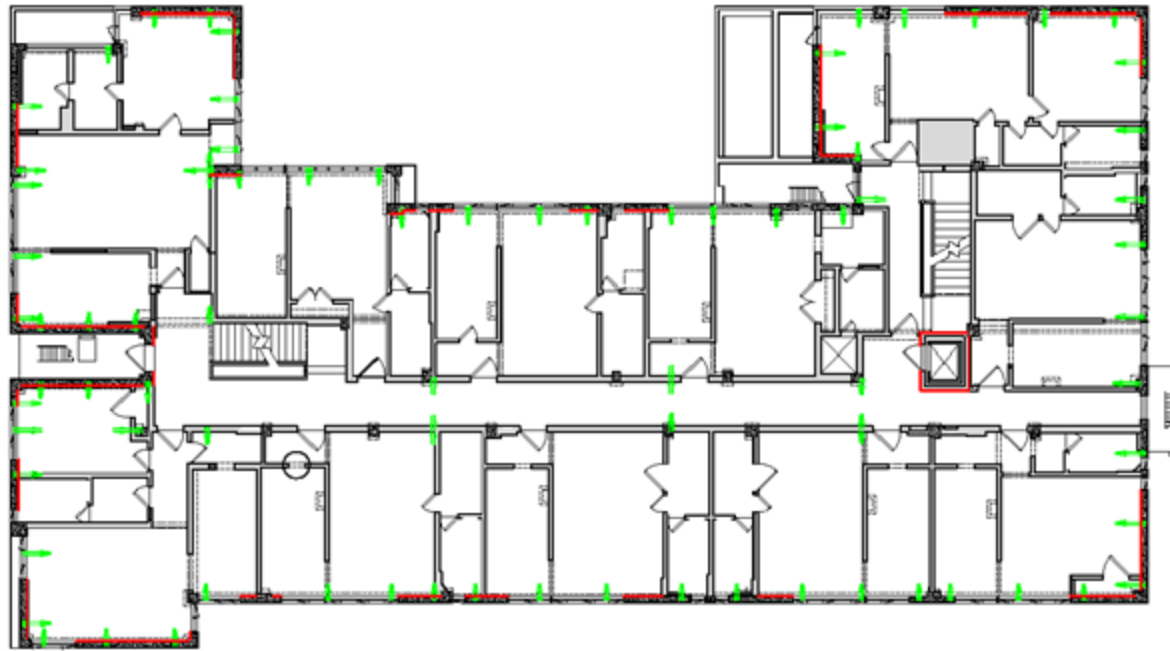


Fire Sprinkler
manifold example
system almost fully
installed



New water service /
meter, fully installed

Scope of Work – Building Systems – Voluntary Seismic Upgrade 2017



Diagrammatic plan showing partial structural upgrades – voluntary upgrades address known significant structural deficiencies with no visible impact to the historic fabric

There are 4 major components to the retrofit, to be completed to the extent feasible.

1) Out of Plane Anchors:
Anchoring the wood diaphragm to the concrete shell (anchors shown in GREEN). Epoxy connections will not be expressed on exterior façade.

1) Diaphragm Strengthening:
Re-sheathing the floor diaphragm to gain proper strength

1) Concrete Strengthening:
Fiber-Wrap the concrete shell (from the inside – locations shown in RED) to supplement existing rebar

1) Foundation work, currently in process.

Scope of Work – Building Systems – Voluntary Seismic Upgrade 2023 UPDATE



Example of anchor placed on interior wall

It was determined after the full scope was priced out that the only feasible portion was step 1 – anchor bolting.

A permit was acquired for this work in 2022 (21016-10000-03703) and work was completed in June 2023, with the permit finalized.

Scope of Work: Lobby 2017



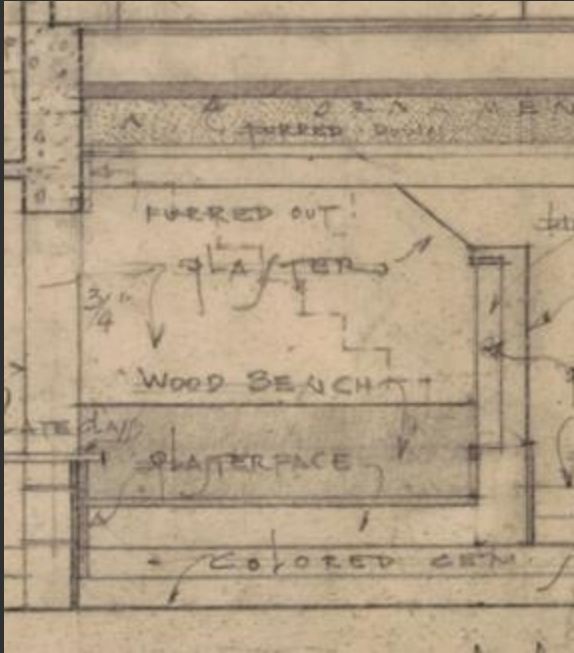
The lobby will be restored to its original spatial layout and contain all features originally present.

This includes the planter, lightwell shaft, stairwell bench, reception office, original concrete finish, etc.



The current shaft enclosure, created for compliance with the Dorothy Mae Ordinance in the 1980s, will be removed pending final approval from LAFD and LADBS.

Scope of Work: Lobby 2017



Excerpt, Neutra Construction Drawing



Original Condition,
east wall with open stairs



Rendering from previous slide

Scope of Work: Lobby 2023 UPDATE



The original stair shaft has been opened up and the bench and light has been exposed (X means SAVE)



Scope of Work: Hallways 2017



Restore original skylights,
removing paint

1) Bring fire sprinkler system up
to current code and

2) remove non-original shaft
enclosure elements installed for
Dorothy Mae compliance
(both pending final approval
from LAFD and LADBS)

Restore original finishes,
including 2 types of textured
plaster and wall and base
moulding.

Scope of Work: Hallways 2023 UPDATE



The fire sprinkler has been almost entirely installed.

Non-original shaft enclosure in the Lobby was removed but LAFD did not allow the removal of elements in the rear stair



Skylight (shown above) has been cleaned up

The texture change was original, but the exact material was not and has been stripped. Most walls have been stripped, with the knowledge of OHR.

Scope of Work – Units – Spatial Layout 2017



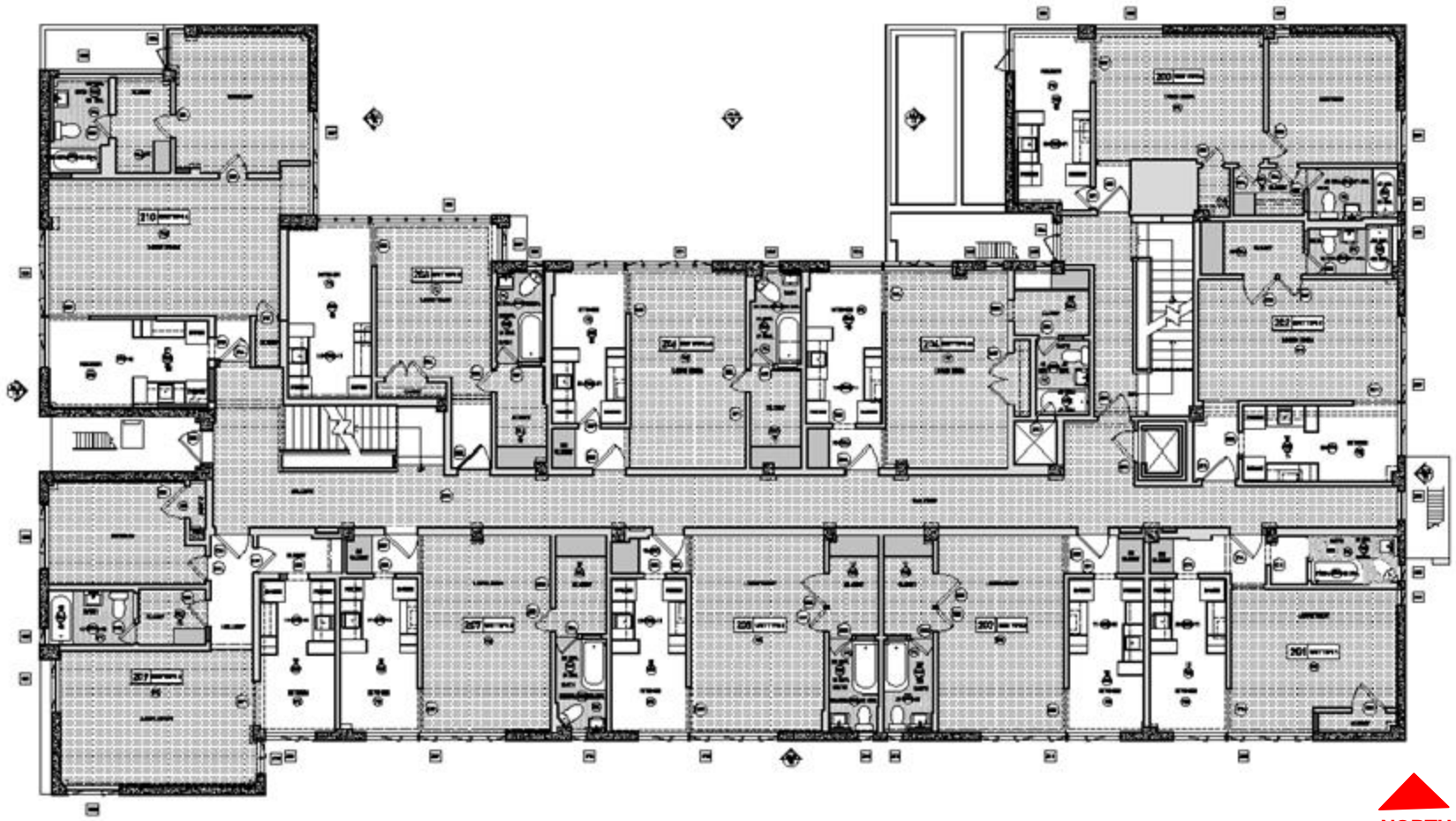
2nd Floor Selective Removal Plan, excerpted from Construction Documents, edited for clarity

Items in red are not original elements and will be removed.

Areas on the perimeter are non-original windows to be removed, and accompanying infill.

Most interior removal involves minor items such as non-original cabinetry and plumbing fixtures, with the exception of the northwest corner units, which were heavily modified on all 4 floors, including the addition of a second bathroom and kitchen.

Scope of Work - Units – Spatial Layout 2017



2nd Floor Proposed Rehabilitation Plan, excerpted from JSA Construction Documents, edited for clarity

Scope of Work: Units 2017



All units will be restored to their original spatial layout. Existing original cabinetry will be restored where possible, with new matching existing to the extent feasible.

Finishes, including plaster textures and wall and base molding, will match original.



Bathrooms will be rehabilitated with all new plumbing fixtures (with exception of original tubs which are being retained). Existing original tile and accessories will be retained where possible, and period-appropriate items will be installed where new.

Renderings of a Typical Unit

Scope of Work – Units – Kitchens 2023 UPDATE



This is a newly-built cabinet designed to match original, done as a test. Original cabinetry for 2 full units have been saved and all the rest will be new to match.

Scope of Work – Units – Bathrooms 2023 UPDATE

While most of the units have been stripped, any original fabric, such as tile and tubs, have been retained.

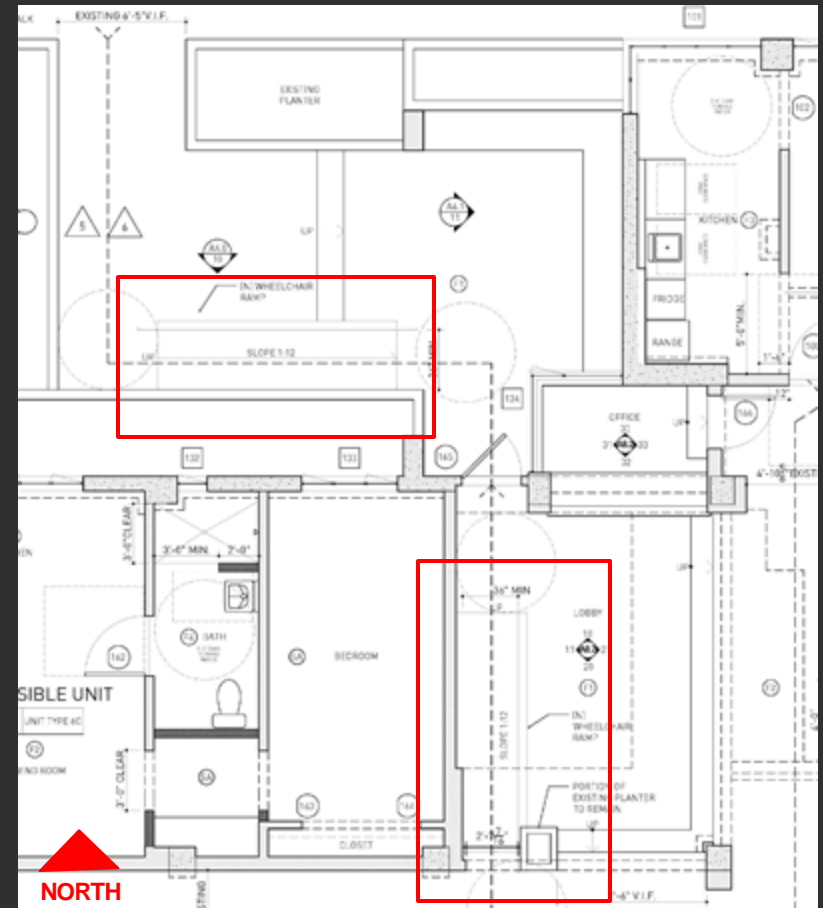
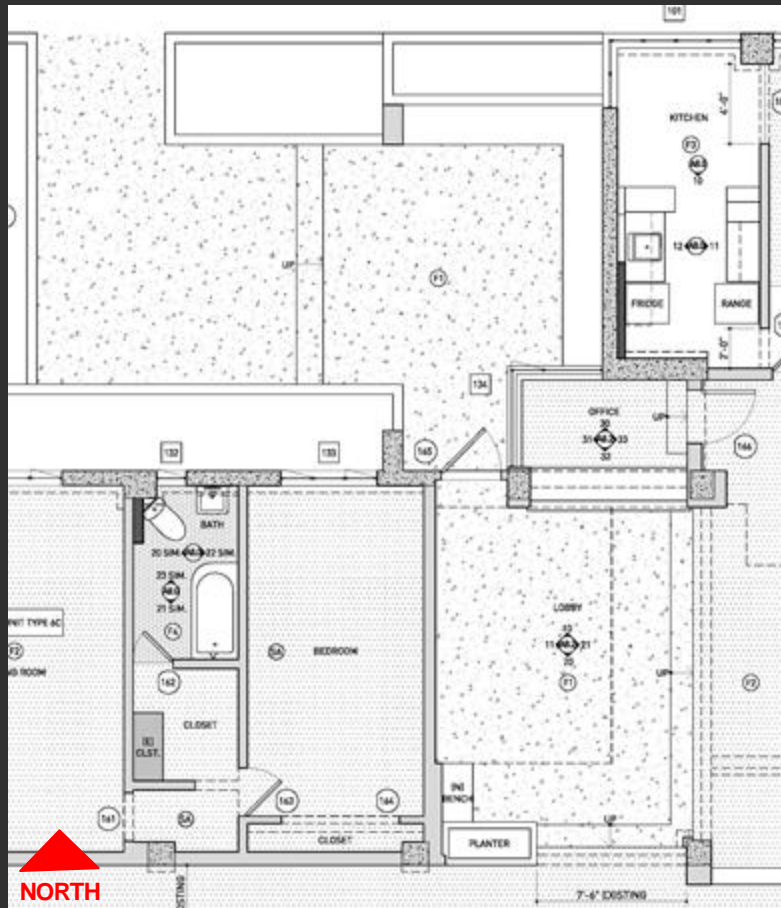
Finishes have been sourced to match this tile as closely as possible and will be presented to OHR when fully compiled.



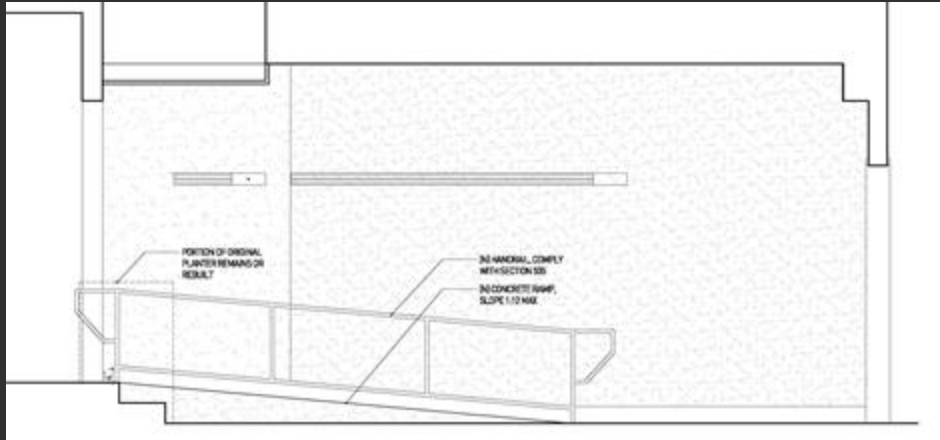
Permit Activity 2023 UPDATE

- Building permit issued on 1/16/2019
 - Pre-Inspection - 7/11/2019
 - Pre-Inspection - 5/19/2020
 - Special/Order Compliance - 6/17/2022
 - Special/Order Compliance - 10/18/2022
 - Wood Frame 10/26/2022
- Mechanical Permit issued on 1/31/2022
 - No inspection took place due to change from Gas Wall heaters to Heat Pumps.
- Electrical Permit Issued on 2/9/2022
 - Rough 2/24/2022
 - Rough 7/15/2022
 - Rough 09/14/2023
- Plumbing Permit issued on 1/31/2022
 - Rough Inspection 10/25/2022
 - Rough Inspection 09/19/23
- Fire sprinkler permit issued 6/28/2021
 - Plan Revision approval 10/27/2021
 - Overhead Hydro 12/4/2021
 - Rough 12/4/2021
 - Standpipe Hydro 12/4/2021
 - Rough 10/24/2022
- Anchor bolting permit issued on 2/3/2022
 - Permit Finaled on 6/27/2023
- Fire Alarm
 - Pre Inspection Scheduled 09/22/23

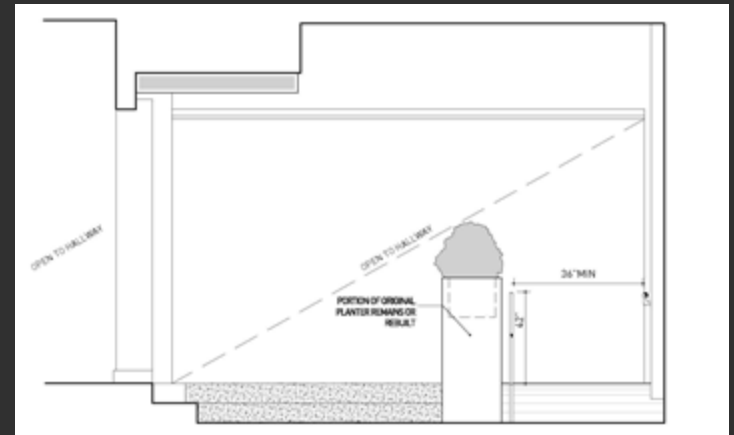
Proposed Accessibility Revisions to 2017 Scope of Work: Entry Courtyard and Lobby



Proposed Accessibility Revisions to 2017 Scope of Work: Entry Courtyard and Lobby



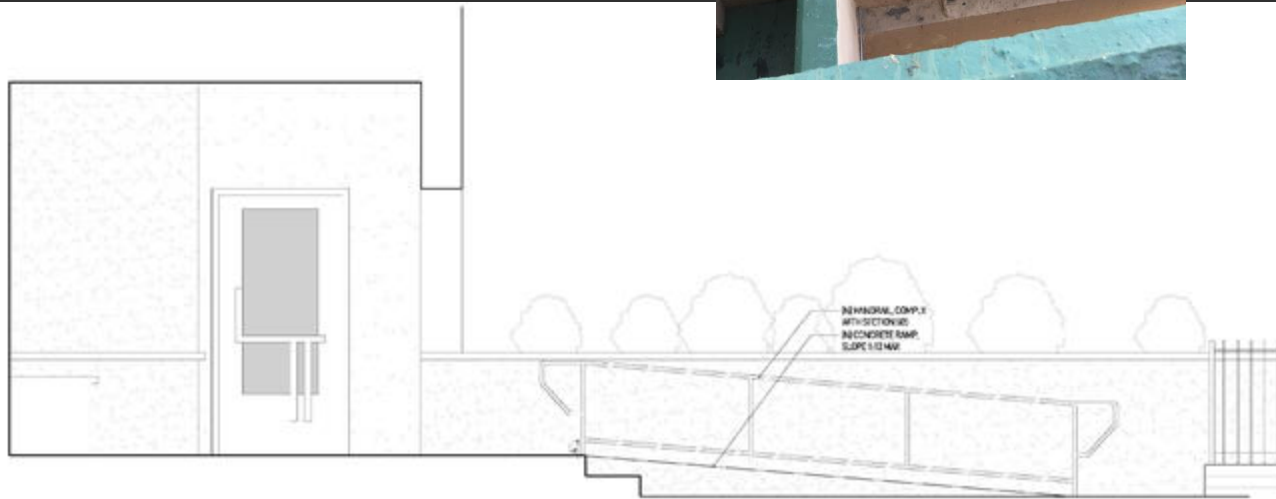
2023 Lobby ramp elevation



2023 Lobby ramp elevation,
showing modified planter

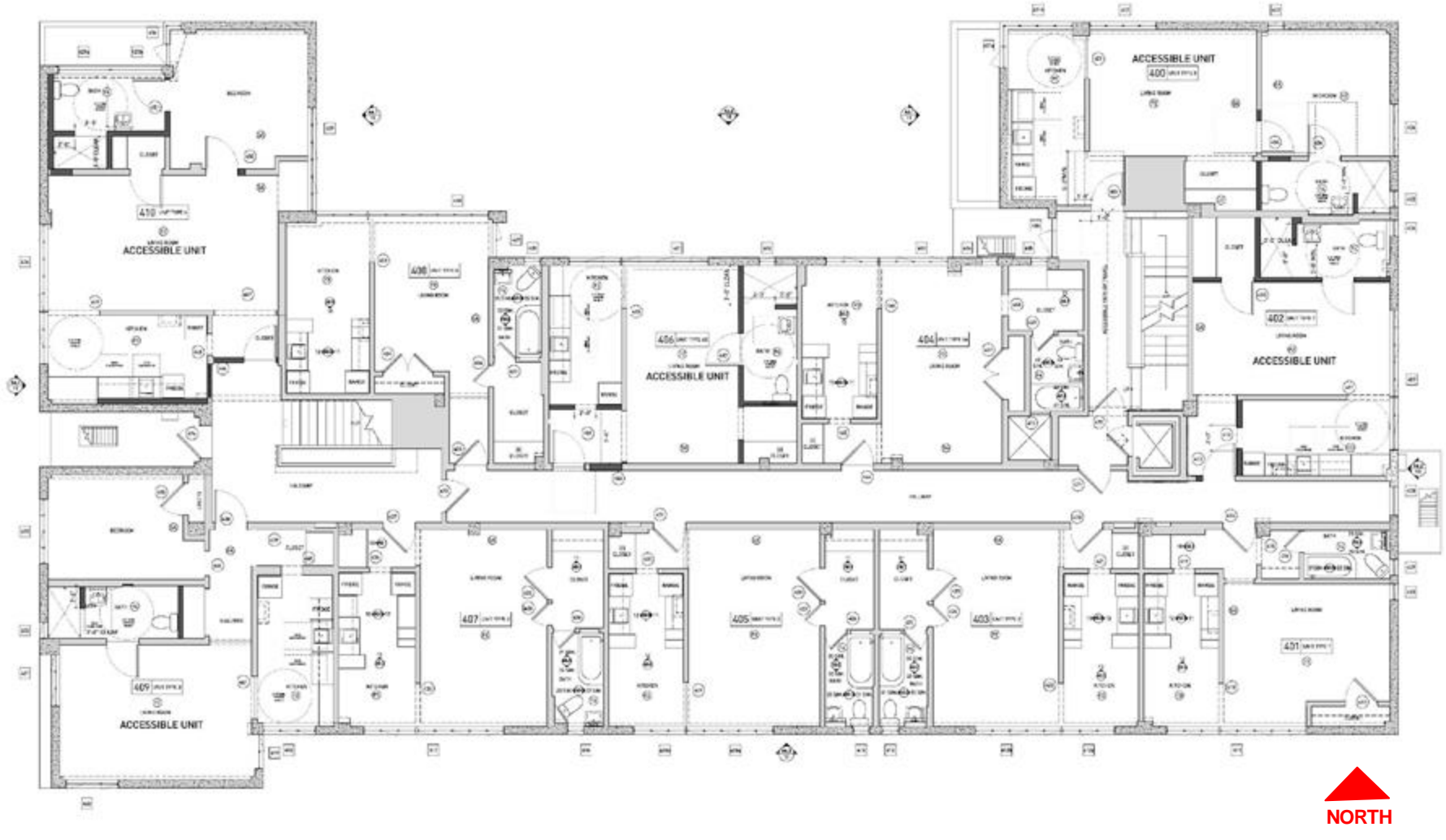


Proposed Accessibility Revisions to 2017 Scope of Work: Entry Courtyard and Lobby



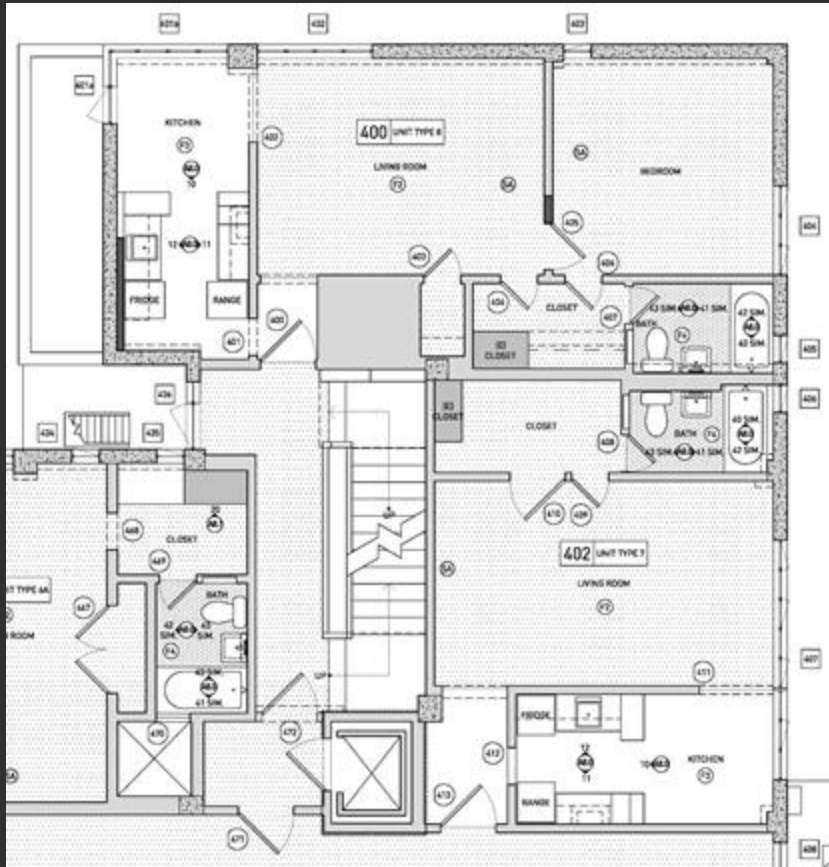
2023 Exterior Ramp elevation

Proposed Accessibility Revisions to 2017 Scope of Work: Units

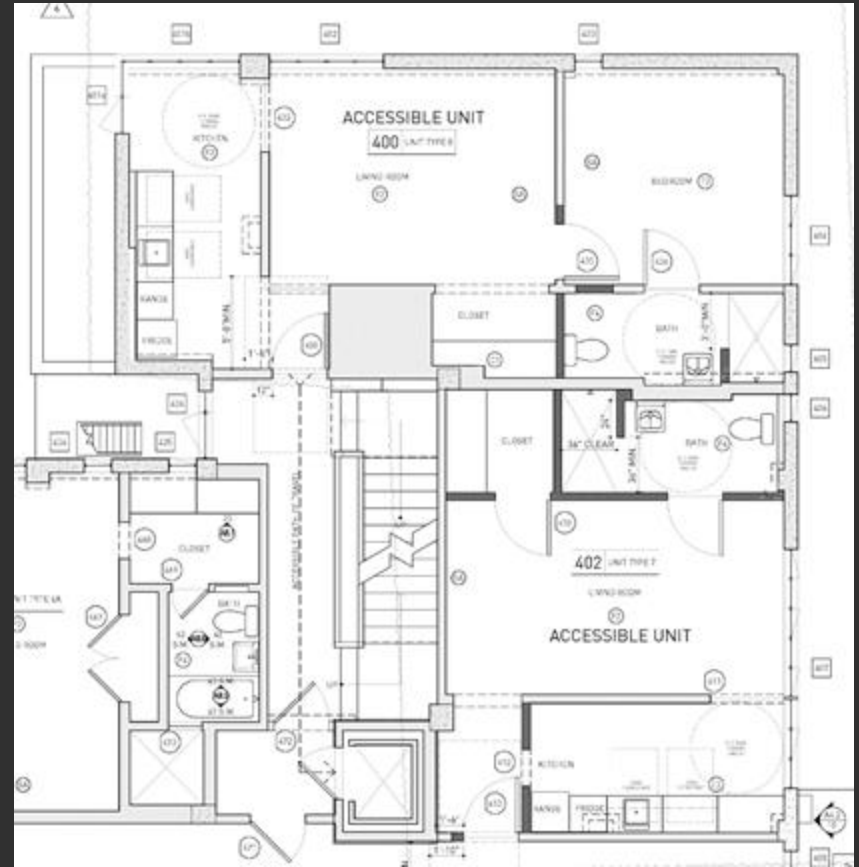


Units proposed to be modified to meet ADA access requirements, as much as is feasible. A total of 15 Units (of 43 total) over 3 floors will be impacted. The 3rd floor will remain unmodified from 2017 approved plan.

Proposed Accessibility Revisions to 2017 Scope of Work: Units



2017 Approved Plan: Units 400 and 402



2023 Proposed Accessibility Modifications: Units 400 and 402

Proposed Accessibility Revisions to 2017 Scope of Work: Units

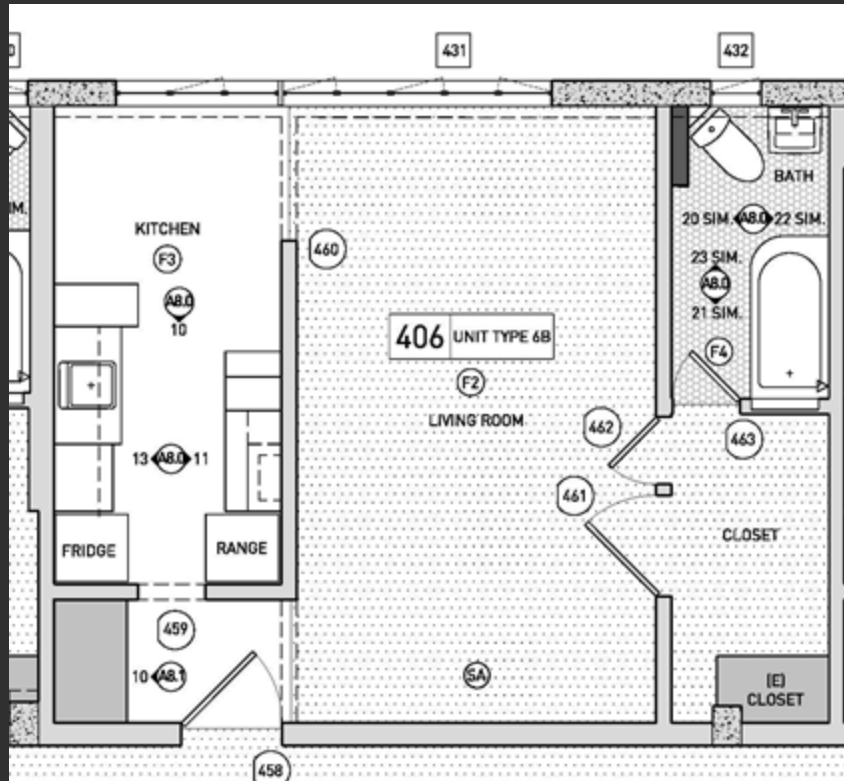


**View of Kitchen in
Unit 100 to be modified**

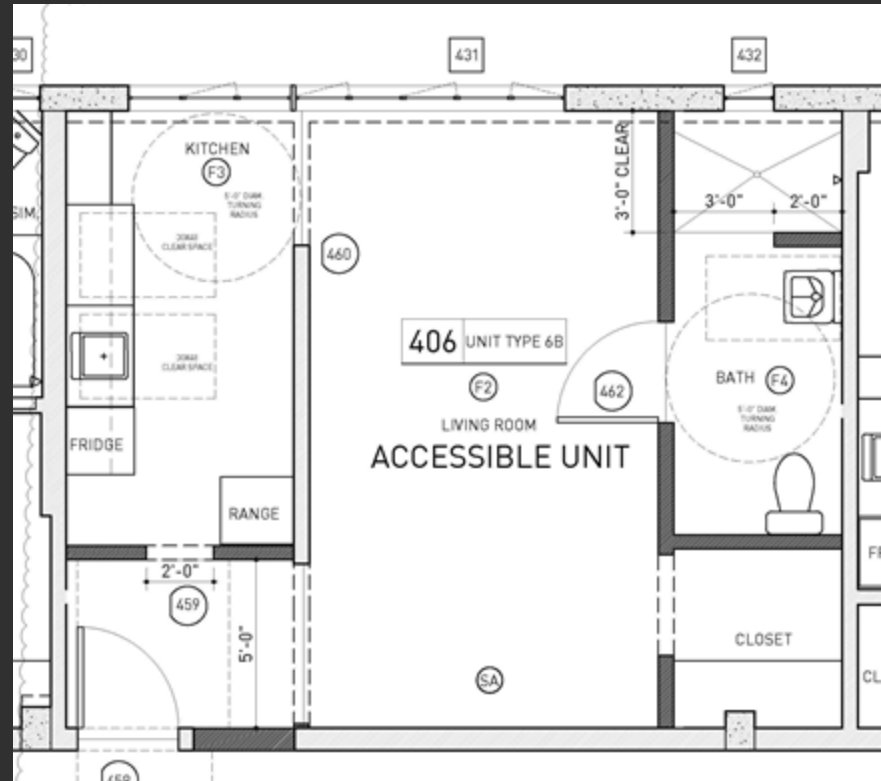


View of Wall in Unit 106 to be moved

Proposed Accessibility Revisions to 2017 Scope of Work: Units



2017 Approved Plan: Unit 406



2023 Proposed Accessibility
Modifications: Unit 406

Proposed Accessibility Revisions to 2017 Scope of Work: Units

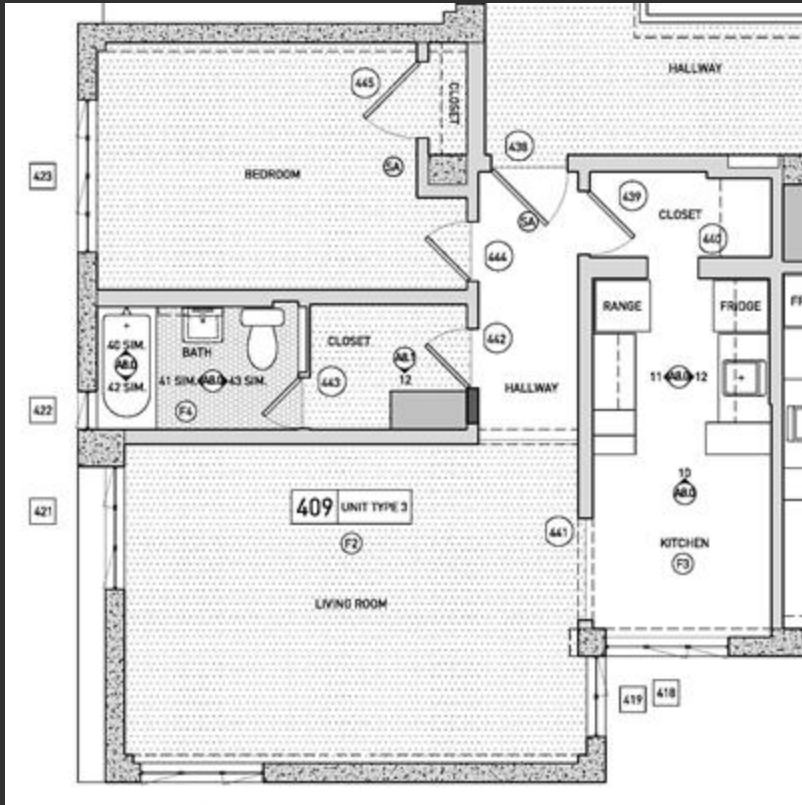


View of Kitchen and moved wall in Unit 206

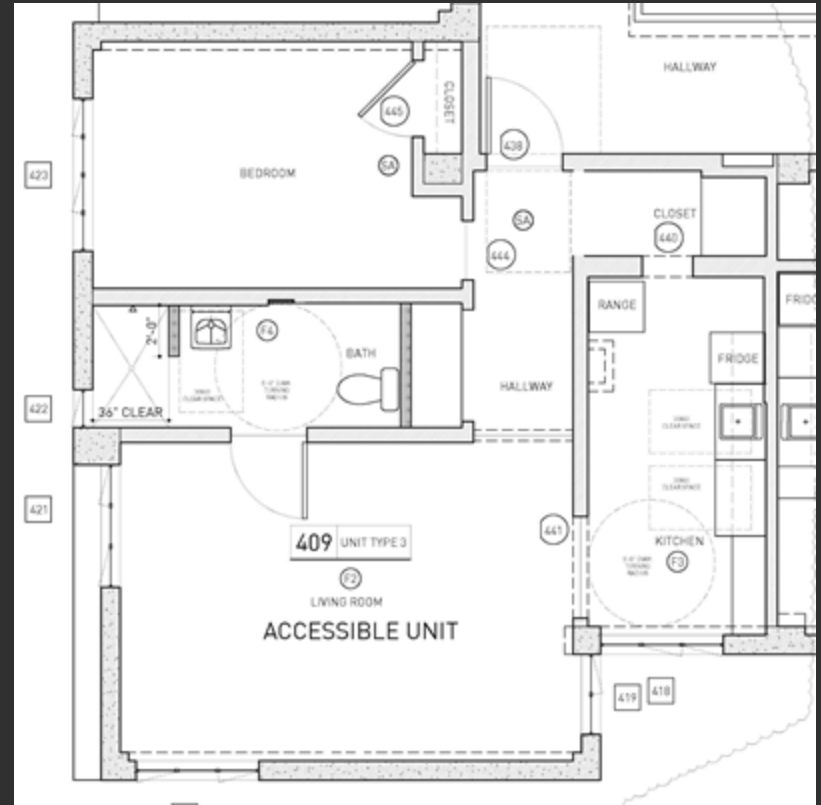


View of Entry in Unit 206 to be modified

Proposed Accessibility Revisions to 2017 Scope of Work: Units

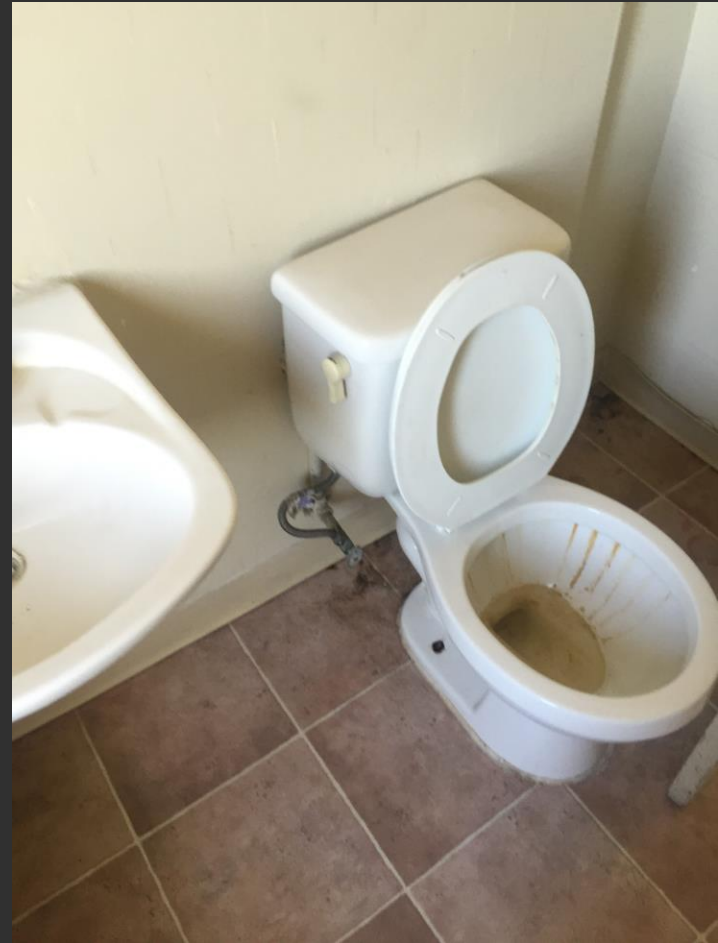


2017 Approved Plan: Unit 409



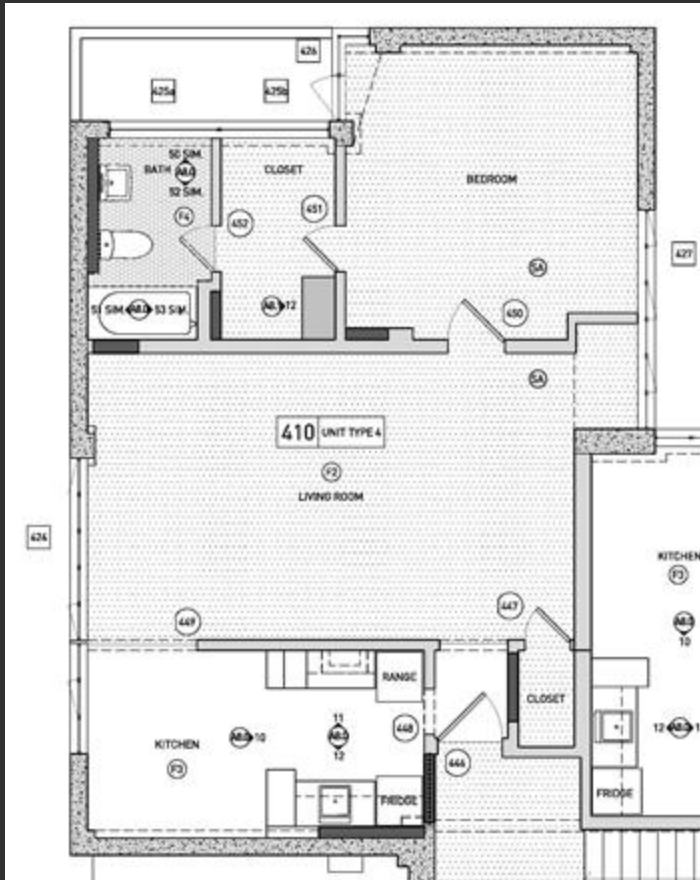
2023 Proposed Accessibility Modifications: Unit 409

Proposed Accessibility Revisions to 2017 Scope of Work: Units



**Views of very tight, non-original
Bathroom in Unit 409 to be modified**

Proposed Accessibility Revisions to 2017 Scope of Work: Units



2017 Approved Plan: Unit 410



2023 Proposed Accessibility
Modifications: Unit 410

Proposed Accessibility Revisions to 2017 Scope of Work: Units



Views of non-original Bathroom in
Unit 410 to be modified

Construction Schedule

2023 UPDATE

- Rough MEP on hold due to ADA revisions
 - Numerous discussions have taken place with OHR, and once scope is approved, work towards supplemental permitting will begin immediately.
 - Assuming scope is approved in near future, supplemental permit is expected by end of year.
- December 2023
 - Steel windows arrive and are installed
- January 2024
 - Rough MEP work continues based on revised plans
- April 2024
 - Rough MEP work completed
 - Drywall starts
 - Exterior work begins
- May 2024
 - Electrical switchgear arrives (\$100K fee paid to expedite to this time)
 - Drywall finishes
- June 2024
 - Interior doors and trim installed

Construction Schedule 2023 UPDATE

- July 2024
 - Cabinetry and tile work begins
 - “Mock Unit” to be reviewed with OHR to be done early 2024.
- August 2024
 - Flooring installed
 - Exterior work finalized
- September 2024
 - Project completed